**Grantee: St Paul, MN** 

**Grant:** B-08-MN-27-0002

October 1, 2009 thru December 31, 2009 Performance Report

**Grant Number:** 

B-08-MN-27-0002

**Grantee Name:** 

St Paul, MN

**Grant Amount:** 

\$4,302,249.00

**Grant Status:** 

Active

**QPR Contact:** 

Beth Ulrich

**Disasters:** 

**Declaration Number** 

NSP

**Plan Description:** 

# Recovery Needs:

**Obligation Date:** 

03/20/2009

Award Date:

03/20/2009

**Contract End Date:** 

03/27/2013

**Review by HUD:** 

Reviewed and Approved

Overall	This Report Period	To Date
Total Projected Budget from All Sources	N/A	\$4,302,249.00
Total CDBG Program Funds Budgeted	N/A	\$4,302,249.00
Program Funds Drawdown	\$837,590.78	\$837,590.78
Obligated CDBG DR Funds	\$837,590.78	\$837,590.78
Expended CDBG DR Funds	\$1,080,439.71	\$1,080,439.71
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

### **Progress Toward Required Numeric Targets**

Requirement	Required	To Date
Minimum Overall Benefit Percentage	99.99%	0.00%
Minimum Non-Federal Match	\$0.00	\$0.00
Limit on Public Services	\$645,337.35	\$0.00
Limit on Admin/Planning	\$430,224.90	\$196,444.72
Limit on State Admin	\$0.00	\$0.00

### **Progress Toward Activity Type Targets**

### **Progress Toward National Objective Targets**

### **Overall Progress Narrative:**

Breakdown of NSP funding to date:

\$4,302,249.00 City Direct NSP

- 430,224.00 Administration 1/1/09 to 8/14/09 \$196,444.72
- 961,495.10 Sent to Accounting 10/19/09 (Acquisition, Holding Costs)
- 845,198.03 processing additional properties purchased for reimbursement 1/27/2010
- 420,000.00 demolition estimated on 28 properties (secure contracts & obligate funds) \*\*
- -1,645,331.87 funds need to be obligated for rehabilitation on 17 properties \*\*\*
  - -0- Balance

Note: \* additional property reimbursements by November 14, 2009

- \*\* demolition contracts will be let over the next 4-5 months
- \*\*\* rehabilitation contracts will be secured over the next 2-6 months

Current Update on Vacancies/Foreclosures in St. Paul 1/1/09 to 12/31/09: 1,824 Foreclosures in St. Paul

As of 12/31/09: 1,592 Registered Vacant Buildings in St. Paul 2009: 3,900 Pre-foreclosure Notices in St. Paul

City/HRA has demolished 7 properties purchased with NSP funds and another 3 are going out to bid. City/HRA has awarded \$600,000 of local funds to various neighborhood organization for continued community engagement process in working through neighborhood stabilization efforts as a complement to NSP funding of bricks and mortar activity.

Listed below are some of the properties that HRA has purchased with NSP and local funds. The breaks down the properties into categories that activity and are (1) rehabbed and resold/have Purchase Agreements/or for sale; (2) under contract/under rehab; (3) ones that HRA as developer with CDCs are working on developing Scopes of Work, etc. to start rehab. Again this information is only related to HRA/City ownership it does not include all the funding/activities that the HRA/City have undertaken with other developers to address foreclosures/vacant.

884 Western (1)

1054 Blair (2)

1284 Woodbridge (3)

802 Edmund (1)

1044 Bush (2)

393 Hatch (3)

1776 Maryland - 5 completed condominiums for sale (1)

1071 Bush (2)

41 Maryland (3)

761 Rose (2)

1390 Charles (3)

767 Rose (2)

826 Blair (3)

1012 Jessie (2)

414 Edmund (3)

1054 Blair (2)

418 Edmund (3)

1044 Bush (2)

620 Farrington (3)

904 Aurora (3)

1282 Clarence (3)

501 Magnolia (3)

61 E. George (3)

688 4th St. (3)

693 4th St. (3)

695 4th St. (3)

700 4th St. (3)

326 Maria (3)

336 Maple(3)

314 Bates (3)

279 Bates (3)

# **Project Summary**

Project #, Project Title	This Report Period	To Da	te
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
9999, Restricted Balance	\$0.00	\$0.00	\$0.00
ACQ-DEMO, Acquisition/Demolition	\$156,086.29	\$947,000.00	\$156,086.29
ACQ-FUT-RESALE, Acquisition for Future Resale	\$95,531.19	\$1,305,000.00	\$95,531.19
ACQ-RESALE, Acquisition and Resale	\$585,973.30	\$1,620,025.00	\$585,973.30
ADMIN, Administration	\$0.00	\$430,224.00	\$0.00

### **Activities**

**Grantee Activity Number:** AD-001

Activity Title: ACQ-DEMO 50%

Activity Category: Activity Status:

Land Banking - Acquisition (NSP Only) Planned

Project Number: Project Title:

ACQ-DEMO Acquisition/Demolition

Projected Start Date: Projected End Date:

10/01/2008 09/30/2018

National Objective: Responsible Organization:

NSP Only - LH - 25% Set-Aside City of St Paul

Overall	Oct 1 thru Dec 31, 2009	To Date
Total Projected Budget from All Sources	N/A	\$200,000.00
Total CDBG Program Funds Budgeted	N/A	\$200,000.00
Program Funds Drawdown	\$57,763.68	\$57,763.68
Obligated CDBG DR Funds	\$57,763.68	\$57,763.68
Expended CDBG DR Funds	\$125,396.70	\$125,396.70
City of St Paul	\$125,396.70	\$125,396.70
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

#### **Activity Description:**

Vacant residential properties that have been foreclosed upon will be acquired by the City in a bulk purchase or other negotiations, and the structures will be cleared by the City. Some of the vacant lots will be sold and have new homes constructed on them when the housing market improves. The homes will be developed by Habitat for Humanity, neighborhood CDCs, or other contractors/developers. All NSP-assisted homebuyers are required to have a Certificate of Homeowner Training, and will have received at least 8 hours of homebuyer counseling from a HUD-approved housing counseling agency before obtaining a mortgage loan.

The lots which are not suitable for new construction will become neighborhood open spaces or community gardens.

The ongoing costs of maintaining the lots will be paid with NSP funds, NSP program income, and local funding sources.

#### **Location Description:**

NSP funding will be primarily targeted to HUD block group areas with 7-10 risk scores (orange and red areas), with the majority of funding allocated to ISP Priority and Focus Areas.

#### **Activity Progress Narrative:**

The City has purchased 5 prperties under this activity.

#### **Performance Measures**

	This R	This Report Period		<b>Cumulative Act</b>	ual Total / Expe	cted
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	5	0/0	0/0	14/5

Address	City	State	Zip
431 Charles St	Saint Paul	NA	55103

53 Front St	Saint Paul	NA	55117
748 Jenks Ave	Saint Paul	NA	55106
729 -731 Burr Street	Saint Paul	NA	55130
63 Hatch Ave	Saint Paul	NA	55117

### **No Other Match Funding Sources Found**

Other Funding Sources Amount

**Grantee Activity Number:** AD-002

Activity Title: ACQ-DEMO 120%

Activity Category: Activity Status:

Land Banking - Acquisition (NSP Only) Planned

Project Number: Project Title:

ACQ-DEMO Acquisition/Demolition

Projected Start Date: Projected End Date:

10/01/2008 09/30/2018

National Objective: Responsible Organization:

NSP Only - LMMI City of St Paul

Overall	Oct 1 thru Dec 31, 2009	To Date
Total Projected Budget from All Sources	N/A	\$747,000.00
Total CDBG Program Funds Budgeted	N/A	\$747,000.00
Program Funds Drawdown	\$98,322.61	\$98,322.61
Obligated CDBG DR Funds	\$98,322.61	\$98,322.61
Expended CDBG DR Funds	\$149,513.84	\$149,513.84
City of St Paul	\$149,513.84	\$149,513.84
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

#### **Activity Description:**

Vacant residential properties that have been foreclosed upon will be acquired by the City in a bulk purchase or other negotiations, and the structures will be cleared by the City. Some of the vacant lots will be sold and have new homes constructed on them when the housing market improves. The homes will be developed by Habitat for Humanity, neighborhood CDCs, or other contractors/developers. All NSP-assisted homebuyers are required to have a Certificate of Homeowner Training, and will have received at least 8 hours of homebuyer counseling from a HUD-approved housing counseling agency before obtaining a mortgage loan.

The lots which are not suitable for new construction will become neighborhood open spaces or community gardens.

The ongoing costs of maintaining the lots will be paid with NSP funds, NSP program income, and local funding sources.

#### **Location Description:**

NSP funding will be primarily targeted to HUD block group areas with 7-10 risk scores (orange and red areas), with the majority of funding allocated to ISP Priority and Focus Areas.

#### **Activity Progress Narrative:**

The City has purchased 7 properties under this activity.

#### **Performance Measures**

	This Report Period		Cumulative Actual Total / Exped		cted	
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	7	0/0	0/0	22/22

Address	City	State	Zip
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786 Sims Ave	Saint Paul	NA	55106
643 Elfelt St	Saint Paul	NA	55103
510 Edmund Ave	Saint Paul	NA	55106
652 Sims Ave	Saint Paul	NA	55106
762 Lafond Ave	Saint Paul	NA	55104
987 Wilson Ave	Saint Paul	NA	55106
964 Woodbridge St	Saint Paul	NA	55117

# No Other Match Funding Sources Found

Other Funding Sources Amount

**Grantee Activity Number:** ADMIN-001

Activity Title: Administration

Activity Category: Activity Status:

Administration Planned

Project Number: Project Title:
ADMIN Administration

Projected Start Date: Projected End Date:

10/01/2008 09/30/2012

National Objective: Responsible Organization:

N/A City of St Paul

Overall	Oct 1 thru Dec 31, 2009	To Date
Total Projected Budget from All Sources	N/A	\$430,224.00
Total CDBG Program Funds Budgeted	N/A	\$430,224.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$0.00	\$0.00
Expended CDBG DR Funds	\$196,444.72	\$196,444.72
City of St Paul	\$196,444.72	\$196,444.72
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

#### **Activity Description:**

Administrative and Monitoring Costs for NSP activities.

#### **Location Description:**

Administration

#### **Activity Progress Narrative:**

Staff costs associated with NSP activities.

#### **Performance Measures**

No Performance Measures found.

#### **Activity Locations**

No Activity Locations found.

#### **Other Funding Sources Budgeted - Detail**

**No Other Match Funding Sources Found** 

Other Funding Sources Amount

No Other Funding Sources Found

Total Other Funding Sources

**Grantee Activity Number:** AFS-001

Activity Title: ACQ-RESALE 50%

Activity Category: Activity Status:

Acquisition - buyout of residential properties Planned

Project Number: Project Title:

Froject Number.

ACQ-FUT-RESALE Acquisition for Future Resale

Projected Start Date: Projected End Date:

10/01/2008 09/30/2018

NSP Only - LH - 25% Set-Aside City of St Paul

**Overall** Oct 1 thru Dec 31, 2009 To Date **Total Projected Budget from All Sources** N/A \$400,000.00 **Total CDBG Program Funds Budgeted** N/A \$400,000.00 **Program Funds Drawdown** \$26,274.54 \$26,274.54 **Obligated CDBG DR Funds** \$26,274.54 \$26,274.54 **Expended CDBG DR Funds** \$0.00 \$0.00 **Match Contributed** \$0.00 \$0.00 **Program Income Received** \$0.00 \$0.00 **Program Income Drawdown** \$0.00 \$0.00

**Responsible Organization:** 

#### **Activity Description:**

**National Objective:** 

Vacant residential properties will be acquired by the City in a bulk purchase or other negotiations, and will be held for future disposition to income eligible homebuyers, or owner occupants of small rental properties. It is anticipated that these properties will require fairly substantial rehabilitation, and will not be sold to end buyers until the housing market improves and other negative influences begin to change.

The homes will most likely be developed by Habitat for Humanity. All NSP-assisted homebuyers are required to have a Certificate of Homeowner Training, and will have received at least 8 hours of homebuyer counseling from a HUD-approved housing counseling agency before obtaining a mortgage loan.

The ongoing holding costs of these properties will be paid with NSP funds, NSP program income, and local funding sources.

#### **Location Description:**

NSP funding will be primarily targeted to HUD block group areas with 7-10 risk scores (orange and red areas), with the majority of funding allocated to ISP Priority and Focus Areas.

#### **Activity Progress Narrative:**

The City did not acquire any properties under this activity this quarter.

#### **Performance Measures**

	Th	This Report Period		Cumulative	e Actual Total / E	Expected
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	0	0/0	0/0	0/6

# **Activity Locations**

No Activity Locations found.

# Other Funding Sources Budgeted - Detail

**No Other Match Funding Sources Found** 

Other Funding Sources Amount

**Grantee Activity Number:** AFS-002

Activity Title: ACQ-RESALE 120%

Activity Category: Activity Status:

Acquisition - buyout of residential properties Planned

Project Number: Project Title:

ACQ-FUT-RESALE Acquisition for Future Resale

Projected Start Date: Projected End Date:

09/30/2018

National Objective: Responsible Organization:

NSP Only - LMMI City of St Paul

Overall	Oct 1 thru Dec 31, 2009	To Date
Total Projected Budget from All Sources	N/A	\$905,000.00
Total CDBG Program Funds Budgeted	N/A	\$905,000.00
Program Funds Drawdown	\$69,256.65	\$69,256.65
Obligated CDBG DR Funds	\$69,256.65	\$69,256.65
Expended CDBG DR Funds	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

#### **Activity Description:**

10/01/2008

Vacant residential properties will be acquired by the City in a bulk purchase or other negotiations, and will be held for future disposition to income eligible homebuyers, or owner occupants of small rental properties. It is anticipated that these properties will require fairly substantial rehabilitation, and will not be sold to end buyers until the housing market improves and other negative influences begin to change.

The homes will most likely be developed by the City, with neighborhood CDCs, or private contractors acting as contractors. All NSP-assisted homebuyers are required to have a Certificate of Homeowner Training, and will have received at least 8 hours of homebuyer counseling from a HUD-approved housing counseling agency before obtaining a mortgage loan.

The ongoing holding costs of these properties will be paid with NSP funds, NSP program income, and local funding sources.

#### **Location Description:**

NSP funding will be primarily targeted to HUD block group areas with 7-10 risk scores (orange and red areas), with the majority of funding allocated to ISP Priority and Focus Areas.

#### **Activity Progress Narrative:**

The City did not acquire any properties under this activity this quarter.

#### **Performance Measures**

	This	This Report Period		Cumulative	Actual Total / E	xpected
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	0	0/0	0/0	0/20

#### **Activity Locations**

No Activity Locations found.

# No Other Match Funding Sources Found

Other Funding Sources Amount

**Grantee Activity Number:** AR-001

Activity Title: ACQ SALE 50%

Activitiy Category:

Acquisition - buyout of residential properties

**Project Number:** 

**ACQ-RESALE** 

**Projected Start Date:** 

10/01/2008

**National Objective:** 

NSP Only - LH - 25% Set-Aside

**Activity Status:** 

Planned

**Project Title:** 

Acquisition and Resale

**Projected End Date:** 

09/30/2013

**Responsible Organization:** 

City of St Paul

Overall	Oct 1 thru Dec 31, 2009	To Date
Total Projected Budget from All Sources	N/A	\$475,562.25
Total CDBG Program Funds Budgeted	N/A	\$475,562.25
Program Funds Drawdown	\$233,833.18	\$233,833.18
Obligated CDBG DR Funds	\$233,833.18	\$233,833.18
Expended CDBG DR Funds	\$218,137.03	\$218,137.03
City of St Paul	\$218,137.03	\$218,137.03
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

#### **Activity Description:**

Vacant residential properties will be acquired by the City in a bulk purchase or other negotiations, rehabilitation specifications will be completed, and the properties will be sold to income eligible homebuyers using non-NSP purchase/rehabilitation financing. It is anticipated that these properties will not require substantial rehabilitation, and will be sold to end buyers relatively quickly. Holding costs will be paid with NSP funds. All NSP assisted homebuyers are required to have a Certificate of Homeowner Training, and will have received at least 8 hours of homebuyer counseling from a HUD-approved housing counseling agency before obtaining a mortgage loan.

#### **Location Description:**

NSP funding will be primarily targeted to HUD block group areas with 7-10 risk scores (orange and red areas), with the majority of funding allocated to ISP Priority and Focus Areas.

#### **Activity Progress Narrative:**

The City has purchased 7 houses under this activity. 500 Hopkins, 685 Fourth, 749 University and 711 Charles are duplexes with one unit at 50% median income and the other at 120%.

#### **Performance Measures**

	This Report Period			Cumulative Actual Total / Expected		cted
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	7	0/0	0/0	13/6

Address	City	State	Zip
43 Front Street	Saint Paul	NA	55117
904 Aurora Ave	Saint Paul	NA	55106
711 Charles Ave	Saint Paul	NA	55104

1847 Ivy Ave E	Saint Paul	NA	55119
500 Hopkins St	Saint Paul	NA	55130
685 Fourth St E	Saint Paul	NA	55106
749 University Ave	Saint Paul	NA	55104

### **No Other Match Funding Sources Found**

Other Funding Sources Amount

**Grantee Activity Number:** AR-002

Activity Title: ACQ SALE 120%

Activity Category: Activity Status:

Acquisition - buyout of residential properties Planned

Project Number: Project Title:

ACQ-RESALE Acquisition and Resale

Projected Start Date: Projected End Date:

10/01/2008 09/30/2013

National Objective: Responsible Organization:

NSP Only - LMMI City of St Paul

Overall	Oct 1 thru Dec 31, 2009	To Date
Total Projected Budget from All Sources	N/A	\$1,144,462.75
Total CDBG Program Funds Budgeted	N/A	\$1,144,462.75
Program Funds Drawdown	\$352,140.12	\$352,140.12
Obligated CDBG DR Funds	\$352,140.12	\$352,140.12
Expended CDBG DR Funds	\$390,947.42	\$390,947.42
City of St Paul	\$390,947.42	\$390,947.42
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

#### **Activity Description:**

Vacant residential properties will be acquired by the City in a bulk purchase or other negotiations, rehabilitation specifications will be completed, and the properties will be sold to income eligible homebuyers using non-NSP purchase/rehabilitation financing. It is anticipated that these properties will not require substantial rehabilitation, and will be sold to end buyers relatively quickly. Holding costs will be paid with NSP funds. All NSP assisted homebuyers are required to have a Certificate of Homeowner Training, and will have received at least 8 hours of homebuyer counseling from a HUD-approved housing counseling agency before obtaining a mortgage loan.

#### **Location Description:**

NSP funding will be primarily targeted to HUD block group areas with 7-10 risk scores (orange and red areas), with the majority of funding allocated to ISP Priority and Focus Areas.

#### **Activity Progress Narrative:**

The City has purchased 9 Properties under this activity. There are additional addresses, 500 Hopkins, 685 Fourth, 749 University and 711 Charles listed in the adresses that are not included in the property count under this activity. These properties are duplexes where one unit wil be at 50%, the other at 120%. These properties are included in the property count for activity AR-001.

#### **Performance Measures**

	This Re	This Report Period		<b>Cumulative Act</b>	ual Total / Expe	cted
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	9	0/0	0/0	17/21

Address	City	State	Zip
500 Hopkins St	Saint Paul	NA	55130

418 Edmund Ave	Saint Paul	NA	55103
1282 Clarence St	Saint Paul	NA	55106
732 Maryland Ave	Saint Paul	NA	55106
711 Charles Ave	Saint Paul	NA	55104
884 Thomas Ave	Saint Paul	NA	55104
914 Jessamine Ave E	Saint Paul	NA	55106
1420 Charles Ave	Saint Paul	NA	55104
1003 Woodbridge St	Saint Paul	NA	55117
685 Fourth St E	Saint Paul	NA	55106
393 Hatch Ave	Saint Paul	NA	55117
749 University Ave	Saint Paul	NA	55104
41 Maryland Ave W	Saint Paul	NA	55117

### **No Other Match Funding Sources Found**

Other Funding Sources Amount